026.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,030,600 / 1,030,600
					USE VALUE:	1,030,600 / 1,030,600
					ASSESSED:	1,030,600 / 1,030,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA MANUEL M & MARIA I
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	51 MARATHON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOUSA MANUEL M & MARIA I -
Owner 2:	-
Street 1:	51 MARATHON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2614 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	574,600		456,000	1,030,600
Total Card	0.115	574,600		456,000	1,030,600
Total Parcel	0.115	574,600		456,000	1,030,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.32 /Parcel: 394.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 17671

GIS Ref

GIS Ref

Insp Date 07/10/17

!2156!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	574,600	0	5,000.	456,000	1,030,600		Year end	12/23/2021
2021	104	FV	548,800	0	5,000.	456,000	1,004,800		Year End Roll	12/10/2020
2020	104	FV	548,800	0	5,000.	456,000	1,004,800	1,004,800	Year End Roll	12/18/2019
2019	104	FV	413,200	0	5,000.	484,500	897,700	897,700	Year End Roll	1/3/2019
2018	104	FV	413,200	0	5,000.	353,400	766,600	766,600	Year End Roll	12/20/2017
2017	104	FV	388,200	0	5,000.	307,800	696,000	696,000	Year End Roll	1/3/2017
2016	104	FV	388,200	0	5,000.	262,200	650,400	650,400	Year End	1/4/2016
2015	104	FV	347,000	0	5,000.	256,500	603,500	603,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:06:53

LAST REV

Date	Time
12/07/20	12:33:09
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2156

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUSA MANUEL M	76137-423	1	11/10/2020	Convenience	10	No	No		
	14674-144		7/1/1982		92,000	No	No		Y

USER DEFINED

Prior Id # 1:	17671
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2011	267	Re-Roof	9,400					
5/3/2002	319	Siding	12,000	C				VINYL SIDING/WINDO
3/11/2002	155	Porch	1,700	C				REBUILD PORCH BASE
1/28/1999	44	Porch	5,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
1/24/2009	Meas/Inspect	197	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/2/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09191918
Const Adj.:	0.99980003
Adj $ / SQ:	196.506
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705871
Depreciation:	131292
Depreciated Total:	574579

COMMENTS

COOKING KIT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

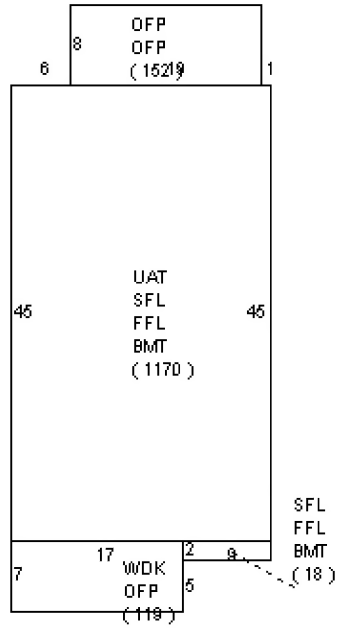
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.51
Special Features:	0	Val/Su Net:	130.62
Final Total:	574600	Val/Su SzAd	241.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	66.620	79,139
FFL	First Floor	1,188	196.510	233,449
SFL	Second Floor	1,188	196.510	233,449
OFP	Open Porch	423	20.400	8,628
UAT	Upper Attic	293	78.600	22,991
WDK	Deck	119	14.400	1,714

Net Sketched Area:	4,399			Total:	579,370
Size Ad	2376	Gross Area	5276	FinArea	2614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

026.0-0003-0004.0

IMAGE

AssessPro Patriot Properties, Inc